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Luxury Villa with a Guest House and Land in the Dordogne

Ribérac , Dordogne , Nouvelle Aquitaine



€699,000

inc. of agency fees

5 Beds 3 Baths 235 sqm 1.1 ha

In the heart of Périgord Vert, a spacious villa set in a beautiful living environment with 1.2 ha of land, a pool and a guest house, situated close to all amenities, 1 hour from Angoulême.

At a Glance

Reference	MFH-IJLJ7FL	Near to	Perigueux	Price	€699,000
Bed	5	Bath	3	Hab.Space	235 sqm
Land	1.1 ha	Pool	Yes	Land Tax	N/A

Property Description

Set in the heart of Périgord Vert, just 10 minutes from Ribérac, discover this spacious villa offering an idyllic living environment complete with a pool, guest house, and approximately 1.2 hectares of land.

The main house boasts a generous 200 sqm of living space, featuring two bright, airy rooms with a double-sided fireplace. Large bay windows open onto an expansive south-east facing terrace, perfect for enjoying the sunshine. A modern open kitchen, two bedrooms (one with a dressing area), and a bathroom complete the ground floor.

Upstairs, you'll find two additional bedrooms, another bathroom, and a charming balcony. The house opens onto a beautifully landscaped garden, a swimming pool with a counter-current system and sun deck, and a gorgeous view of the 1.1-hectare meadow. Strategic exterior lighting enhances the property's character at any time of day.

The *guest house*, with its entrance and terrace, offers approximately 35 sqm of living space, including a living room/kitchen, bedroom, and bathroom. A connecting corridor allows for internal access between the two houses, providing flexibility to rent out one or both units or use the entire property as a family residence.

This high-quality property enjoys a peaceful setting while being close to all amenities, just 1 hour from Angoulême with its infrastructure and TGV station. With plenty of land, it's perfect for various projects such as keeping animals, horses, or growing vegetables.

The Accommodation

The ground floor

- 3.60 sqm - Entrance
- 31 sqm - Living room with double fireplace insert (bay windows)
- 8 sqm - Open kitchen
- 58 sqm - Large living room (bay windows)
- 7 sqm - Corridors
- 21.30 sqm - Bedroom, dressing room, (bay window)
- 12 sqm - Bedroom, (bay window)
- WC
- 4,70 sqm - Shower room (Italian shower, 2 basins)
- 9 sqm - Corridor communicating with cottage, exterior access door, storage space

The first floor

- Landing, oak staircase
- WC
- 6.70 sqm - Corridors
- 13,40 sqm - Bedroom, (bay window, balcony access)
- 9.30 sqm - Bathroom, bathtub, laundry room
- 8.30 sqm - Bedroom

The Guest Cottage

- 30 sqm - Living room/ Kitchen, insert, access terrace
- 6 sqm - Bedroom, exterior access door
- 6 sqm - Bathroom, laundry
- WC

Don't miss out on this luxury home in an ideal living environment!

Environment & Surroundings

Near to a Golf Course? ✓

And Before You Ask

Exposure:	South-east
Condition:	Nothing to do
Heating System:	East
Condition of Roof:	Excellent
Drainage:	Recent septic tank
Property Tax:	€1414.00

Summary

Property type:	Modern Villa
Bedrooms:	5
Bathrooms	3
Price	€699,000

Key Information

Year Built:	2017
Internal Area:	235 sqm
Land Area:	1.1 ha
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	2
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

Location: Nouvelle Aquitaine



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